164.0	0003	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,500 / 807,500
					USE VALUE:	807,500 / 807,500
					ASSESSED:	807,500 / 807,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GATEWOOD LESLIE	
Owner 2:		
Owner 3:		
Street 1:	321 IPSWICH RD	
Street 2:		
Twn/City:	BOXFORD	
St/Prov:	MA	Cntry:
Postal:	01921	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	CARELLI YOUNG KATHLEEN/TRS -
Owner 2:	28 APPLETON STREET TRUST -
Street 1:	311 MAIN ST
Twn/City:	SHREWSBURY
St/Prov:	MA
Postal:	01545

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,850 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1945, having primarily Aluminum Exterior and 2100 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4850.000	410,500	1,100	395,900	807,500
Total Card	0.111	410,500	1,100	395,900	807,500
Total Parcel	0.111	410,500	1,100	395,900	807,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.52 | /Parcel: 384.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	410,600	1100	4,850.	395,900	807,600	807,600	Year End Roll	12/18/2019
2019	104	FV	376,700	1100	4,850.	395,900	773,700	773,700	Year End Roll	1/3/2019
2018	104	FV	376,700	1100	4,850.	350,600	728,400	728,400	Year End Roll	12/20/2017
2017	104	FV	354,200	1100	4,850.	294,100	649,400	649,400	Year End Roll	1/3/2017
2016	104	FV	354,200	1100	4,850.	294,100	649,400	649,400	Year End	1/4/2016
2015	104	FV	317,100	1200	4,850.	254,500	572,800	572,800	Year End Roll	12/11/2014
2014	104	FV	317,100	1200	4,850.	246,000	564,300	564,300	Year End Roll	12/16/2013
2013	104	FV	329,400	1200	4,850.	234,100	564,700	564,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARELLI YOUNG K	72288-301	1	3/1/2019		825,000	No	No		
MCCOY JAMES L	26685-477		9/23/1996		1	No	No		F
MC COY JAMES L/	26685-477		9/23/1996	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2019	SQ Returned	MM	Mary M
2/7/2018	Mail Update	EMK	Ellen K
12/15/2008	Measured	336	PATRIOT
2/16/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4850		Sq. Ft.	Site		0	70.	1.17	8									395,850						395,900	

Total AC/HA: 0.11134 | Total SF/SM: 4850 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 395,850 | Spl Credit | Total: 395,900

User Acct

108699

GIS Ref

GIS Ref

Insp Date

12/15/08

!12714!

PRINT

Date	Time
12/11/20	02:46:35

LAST REV

Date	Time
10/04/19	10:33:42

apro

12714

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	108699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14999998
Const Adj.:	0.97677422
Adj $ / SQ:	190.959
Other Features:	125737
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594882
Depreciation:	184413
Depreciated Total:	410468

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

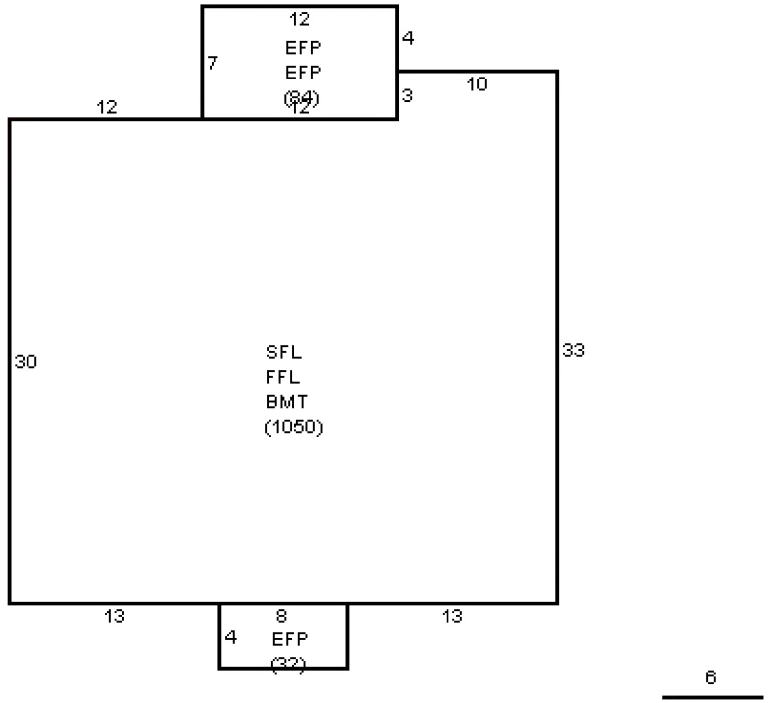
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.96
Special Features:	0	Val/Su Net:	122.54
Final Total:	410500	Val/Su SzAd	195.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	57.290	60,152
FFL	First Floor	1,050	190.960	200,507
SFL	Second Floor	1,050	190.960	200,507
EFP	Enclos Porch	200	39.890	7,978

Net Sketched Area:	3,350			Total:	469,144
Size Ad	2100	Gross Are	3350	FinArea	2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	452	A	FR	1995	3.08	T	24	104			1,100			1,100

More: N	Total Yard Items:	1,100	Total Special Featues:		Total: 1,100